

# Downtown Retail Space for Lease

25-27 E. Court Street  
Cincinnati, OH  
Restaurant, Bakery, Cafe



Spacious, light-filled area featuring three large bays and expansive windows. Located at the center of the Court Street Plaza redevelopment, this versatile space is ideal for a wide range of uses — restaurant, bakery, cafe, office, retail, community gathering space, salon, spa, or other service-oriented concepts. With a growing residential population directly above and throughout the surrounding area, the location offers strong built-in demand. Excellent street visibility in a high-traffic downtown corridor enhances exposure and accessibility.

## FEATURES:

- 1,750 SF Available for Lease
- 50 feet of premium street frontage
- Three open areas—configurable into one continuous space
- Large storefront windows provide excellent natural light
- Original exposed brick and industrial beams create a distinctive aesthetic throughout
- Full kitchen capability with existing plumbing, electrical, and wiring
- 10' commercial hood already installed
- Two ADA-compliant restrooms currently under construction
- Potential for outdoor patio seating
- Convenient proximity to the courthouse, Kroger, and other major downtown anchors
- Prominent location within the revitalized Court Street Plaza environment

## LOCATION:

**25-27 E. Court Street**  
**Cincinnati, OH 45202**  
**Hamilton County**

| Demographics:         | 1-mile    | 3-mile   | 5-mile   |
|-----------------------|-----------|----------|----------|
| Population:           | 25,368    | 161,286  | 331,357  |
| Daytime Employees:    | 118,655   | 246,931  | 306,647  |
| Avg. HH Income:       | \$101,420 | \$76,073 | \$78,192 |
| Avg. # of Households: | 13,857    | 73,496   | 145,193  |

## CONTACT:

**Karen Duesing**

karen.duesing@everestrealstate.com

513/226-3635



**EVEREST**

**COMMERCIAL REAL ESTATE SERVICES**

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

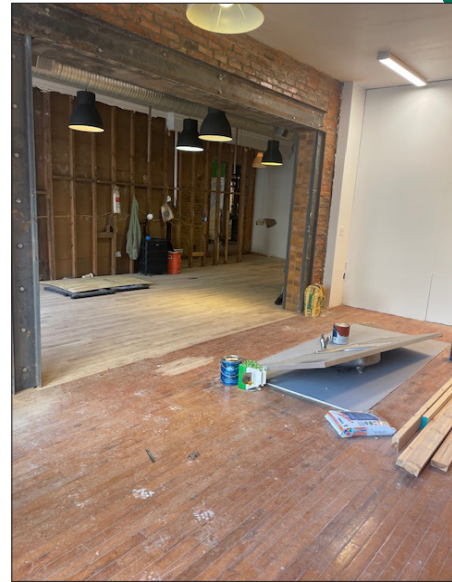
9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 25-27 East Court Street



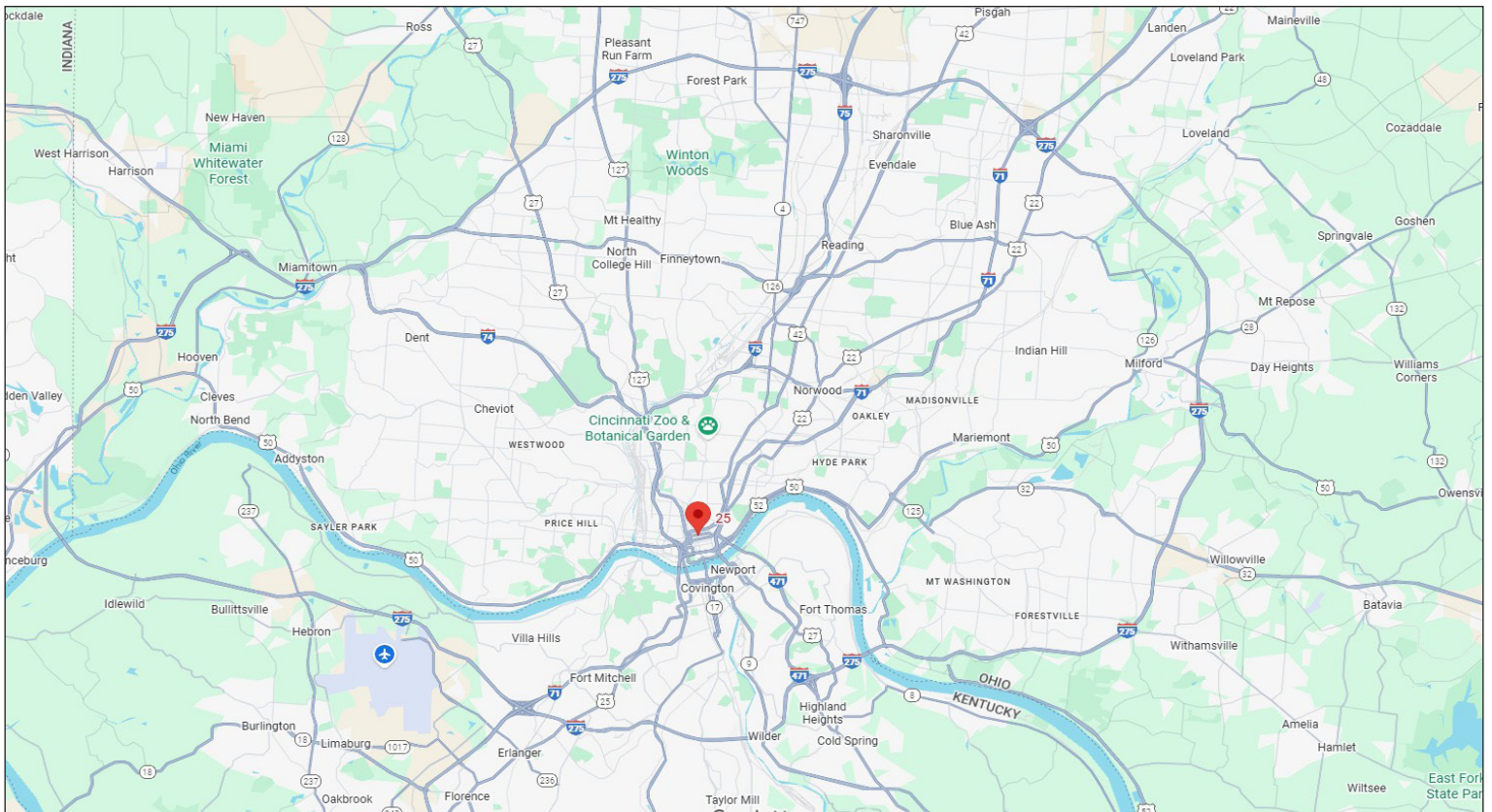
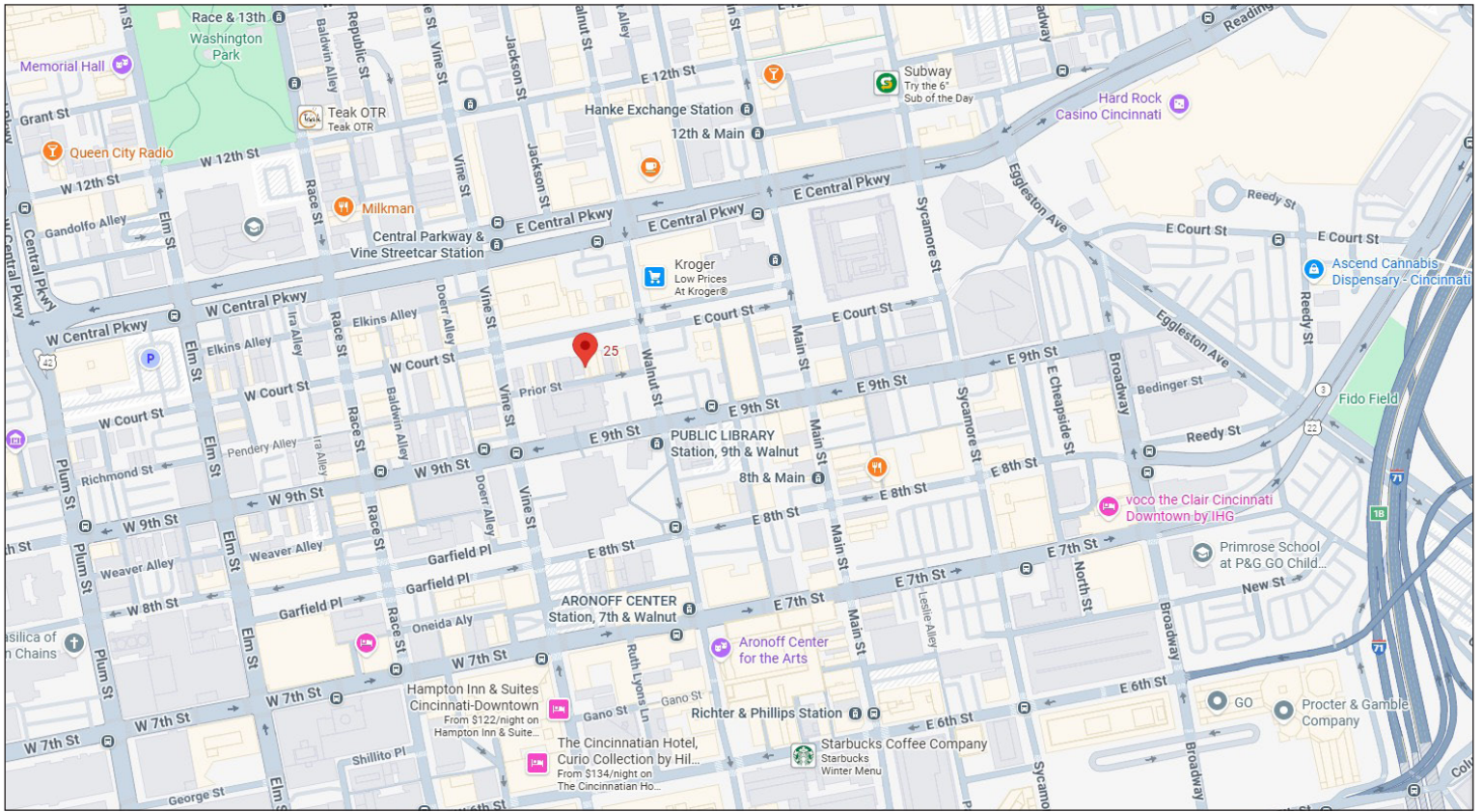


# 25-27 East Court Street





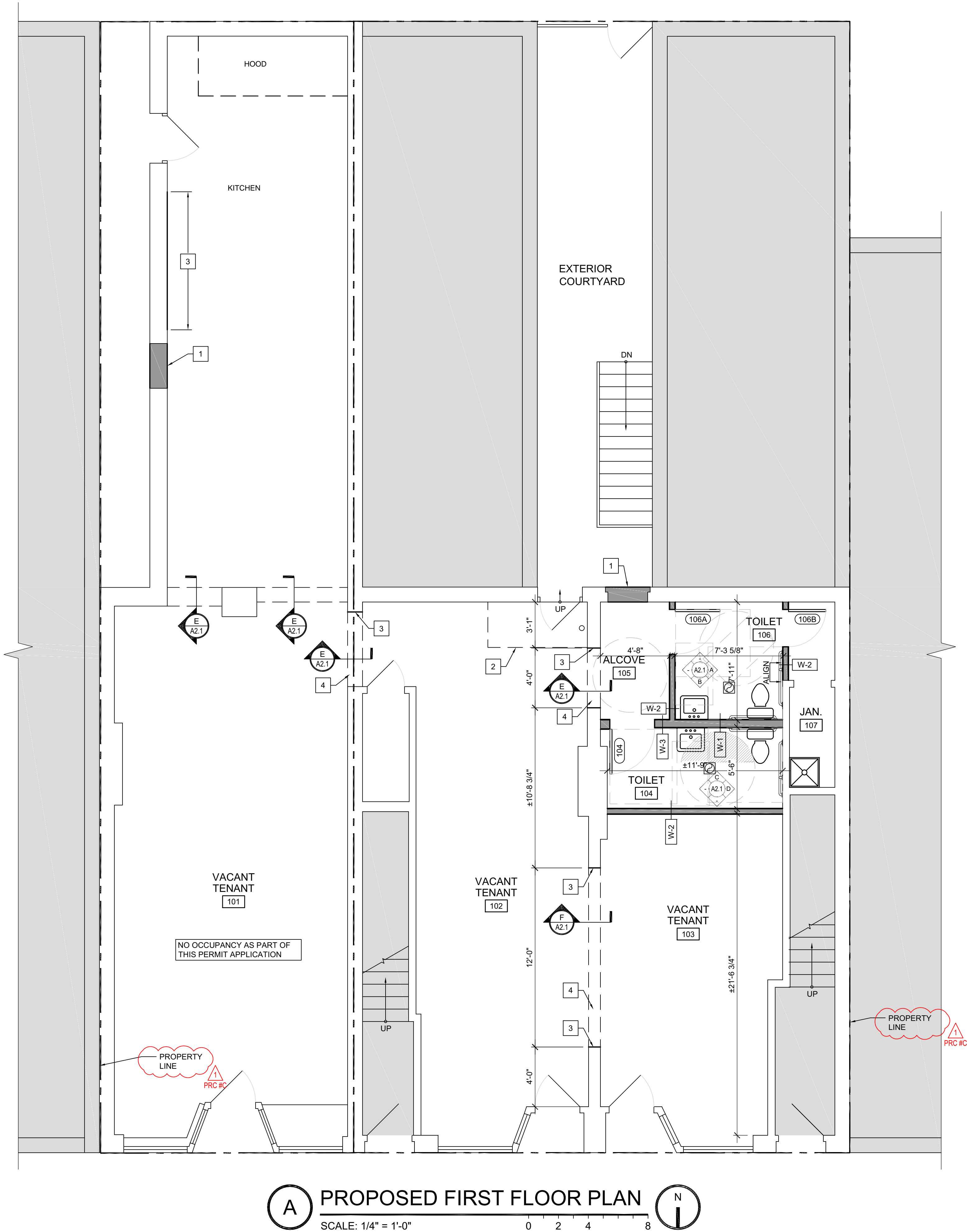
# 25-27 E Court Street











# NEW CONSTRUCTION KEY NOTES

1. INFILL OPENING IN SOLID MASONRY EXTERIOR WALL. MATCH IN LIKE KIND / FINISH FLUSH TO PROVIDE A UNIFORM LOOK. REFER TO DETAIL G/A2.1.
2. HVAC ENCLOSURE ABOVE TO REMAIN.
3. REPAIR / PATCH EXISTING WALL AS REQUIRED FOR LIKE NEW APPEARANCE.
4. INFILL FLOOR AFTER WALL REMOVAL. REFER TO DETAIL H/A2.1.

GENERAL NOTES

1. COORDINATE ALL ROUGH IN LOCATIONS WITH EQUIPMENT REQUIREMENTS, ETC.
2. COORDINATE ANY APPLICABLE FINISHES WITH BUILDING STANDARDS.
3. INSTALL NEW SEALANT AT ALL APPLICABLE INTERIOR AND EXTERIOR JOINTS.
4. FIELD COORDINATE EX. FRAMING CONDITIONS & COORDINATE ANY DISCREPANCIES W/ ARCHITECT.
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
6. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES. PROVIDE FIRESTOP BLOCKING AT CEILING LINE AS REQ'D TYPICAL.
7. COORDINATE WORK WITH APPLICABLE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. PROVIDE ANY REQUIRED ACCESS PANELS, ETC. TO ACCESS CONCEALED WORK.
8. DIMENSIONS
  - A. DIMENSIONS ARE TO FACE OF EXISTING FINISHES AND TO FACE OF STUD FOR NEW WALL FRAMING.
  - B. INTERIOR WOOD STUD PARTITIONS ARE 3-1/2" UNLESS NOTED OTHERWISE.
  - C. DO NOT SCALE DRAWINGS.
  - D. REFER TO DRAWING NOTES AND DETAILS FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
9. LAYOUT
  - A. LOCATE JAMBS MINIMUM OF 4" FROM CORNER TO OUTSIDE EDGE OF FRAME WHERE POSSIBLE, EXCEPT WHERE NOTED OTHERWISE.
  - B. MAINTAIN ALL MANEUVERING CLEARANCE FOR ALL DOORS PER "MANEUVERING CLEARANCES AT DOORS" DIAGRAM BASED UPON FIGURE 404.2.3.2 ANSI. COORDINATE ALL CONFLICTS WITH THE ARCHITECT.
10. ADJUSTMENTS
  - A. CAULK ALL OPEN JOINTS, FRAMES, TRIM, AND WALLS. FILL ALL JOINTS SLIGHTLY CONCAVE.
  - B. LUBRICATE AND ADJUST ALL OPERATING MECHANISMS, INCLUDING DOOR HARDWARE, FOR SMOOTH OPERATION.
  - C. PATCH AND REPAIR ALL CEILINGS, WALLS, MULLIONS, HVAC ENCLOSURES, AND SILLS WHERE REQUIRED.
11. FINISHES: COORDINATE ALL WITH OWNER AS APPLICABLE.
12. PROVIDE WOOD BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED ITEMS, TOILET ACCESSORIES, DOOR STOPS, AND AS SPECIFICALLY NOTED. CONCEAL ALL BLOCKING IN WALLS. BLOCKING SHALL BE A MINIMUM OF 2X8. FIELD COORDINATE.
13. PATCH ALL EX. WALLS AS REQ'D INCLUDING SCARS FROM DEMOLITION, NEW WIRING, ETC. TO LIKE NEW CONDITION. MATCH ADJACENT AS APPLICABLE.



Jonathan Robert SchAAF #14503  
Expiration Date 12/31/2025

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Landlord Alterations For:  
**27 E Court St**  
27 E Court St  
Cincinnati, OH 45202

|                           |              |
|---------------------------|--------------|
| Project Number            |              |
| 2023-107                  |              |
| Date                      |              |
| October 15, 2024          |              |
| Date                      | Issue        |
| 04.22.24                  | SD           |
| 05.24.24                  | SD           |
| 06.10.24                  | SD           |
| 07.08.24                  | SD Review    |
| 08.09.24                  | Review       |
| 08.16.24                  | Construction |
| 10.15.24                  | Revision 1   |
| Sheet Title               |              |
| Proposed First Floor Plan |              |

Sheet Number

**A1.1**

# Demographic Summary Report

25-29 E Court St, Cincinnati, OH 45202

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **9,555 SF**  
 Year Built: **1875**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



| Radius                             | 1 Mile    |        | 3 Mile   |        | 5 Mile   |        |
|------------------------------------|-----------|--------|----------|--------|----------|--------|
| Population                         |           |        |          |        |          |        |
| 2029 Projection                    | 26,045    |        | 164,803  |        | 335,563  |        |
| 2024 Estimate                      | 25,368    |        | 161,286  |        | 331,357  |        |
| 2020 Census                        | 20,940    |        | 143,939  |        | 309,820  |        |
| Growth 2024 - 2029                 | 2.67%     |        | 2.18%    |        | 1.27%    |        |
| Growth 2020 - 2024                 | 21.15%    |        | 12.05%   |        | 6.95%    |        |
| 2024 Population by Hispanic Origin | 870       |        | 7,375    |        | 15,609   |        |
| 2024 Population                    | 25,368    |        | 161,286  |        | 331,357  |        |
| White                              | 13,751    | 54.21% | 103,371  | 64.09% | 206,976  | 62.46% |
| Black                              | 8,995     | 35.46% | 38,259   | 23.72% | 86,328   | 26.05% |
| Am. Indian & Alaskan               | 16        | 0.06%  | 697      | 0.43%  | 1,154    | 0.35%  |
| Asian                              | 751       | 2.96%  | 5,169    | 3.20%  | 7,645    | 2.31%  |
| Hawaiian & Pacific Island          | 3         | 0.01%  | 38       | 0.02%  | 58       | 0.02%  |
| Other                              | 1,852     | 7.30%  | 13,752   | 8.53%  | 29,196   | 8.81%  |
| U.S. Armed Forces                  | 54        |        | 73       |        | 231      |        |
| Households                         |           |        |          |        |          |        |
| 2029 Projection                    | 14,254    |        | 75,198   |        | 147,839  |        |
| 2024 Estimate                      | 13,857    |        | 73,496   |        | 145,943  |        |
| 2020 Census                        | 11,302    |        | 65,314   |        | 136,560  |        |
| Growth 2024 - 2029                 | 2.86%     |        | 2.32%    |        | 1.30%    |        |
| Growth 2020 - 2024                 | 22.61%    |        | 12.53%   |        | 6.87%    |        |
| Owner Occupied                     | 2,614     | 18.86% | 23,045   | 31.36% | 56,435   | 38.67% |
| Renter Occupied                    | 11,243    | 81.14% | 50,451   | 68.64% | 89,508   | 61.33% |
| 2024 Households by HH Income       | 13,856    |        | 73,495   |        | 145,943  |        |
| Income: <\$25,000                  | 3,520     | 25.40% | 23,111   | 31.45% | 42,521   | 29.14% |
| Income: \$25,000 - \$50,000        | 1,933     | 13.95% | 14,744   | 20.06% | 30,605   | 20.97% |
| Income: \$50,000 - \$75,000        | 1,668     | 12.04% | 9,964    | 13.56% | 20,389   | 13.97% |
| Income: \$75,000 - \$100,000       | 1,733     | 12.51% | 7,539    | 10.26% | 14,777   | 10.13% |
| Income: \$100,000 - \$125,000      | 1,327     | 9.58%  | 5,265    | 7.16%  | 10,740   | 7.36%  |
| Income: \$125,000 - \$150,000      | 770       | 5.56%  | 3,605    | 4.91%  | 7,604    | 5.21%  |
| Income: \$150,000 - \$200,000      | 902       | 6.51%  | 3,478    | 4.73%  | 7,641    | 5.24%  |
| Income: \$200,000+                 | 2,003     | 14.46% | 5,789    | 7.88%  | 11,666   | 7.99%  |
| 2024 Avg Household Income          | \$101,420 |        | \$76,073 |        | \$78,192 |        |
| 2024 Med Household Income          | \$72,075  |        | \$47,489 |        | \$49,829 |        |

